

From: aaron@urbanplaceconsulting.com  
Subject: RE: [FWD: FW: California Too parcel - 1929 S. Figueroa Street, Los Angeles]  
Date: February 22, 2017 at 3:21 PM  
To: Dennis Rader dennis.rader@lacity.org



No, didn't know Mario was out.

Thanks for checking on the petitions.

Aaron Aulenta  
Urban Place Consulting Group  
[aaron@urbanplaceconsulting.com](mailto:aaron@urbanplaceconsulting.com)

----- Original Message -----

Subject: Re: [FWD: FW: California Too parcel - 1929 S. Figueroa Street, Los Angeles]  
From: Dennis Rader <[dennis.rader@lacity.org](mailto:dennis.rader@lacity.org)>  
Date: Wed, February 22, 2017 3:13 pm  
To: Aaron Aulenta <[aaron@urbanplaceconsulting.com](mailto:aaron@urbanplaceconsulting.com)>

I haven't looked at the rest of the petitions yet, have been working on other BIDs with tighter timelines. I don't know if you knew this but we're short one technical staff member. Mario has been out of the office since the first week of January.

I'll review the other petitions right now.

On Wed, Feb 22, 2017 at 3:09 PM, <[aaron@urbanplaceconsulting.com](mailto:aaron@urbanplaceconsulting.com)> wrote:  
Yeah, noticed the property owner box still has the other name in there.  
I'll get him to fill out a new, clean petition with Cal Tool on it.

Even without this petition, we've cleared 50%, right?

Aaron Aulenta  
Urban Place Consulting Group  
[aaron@urbanplaceconsulting.com](mailto:aaron@urbanplaceconsulting.com)

----- Original Message -----

Subject: Re: [FWD: FW: California Too parcel - 1929 S. Figueroa Street, Los Angeles]  
From: Dennis Rader <[dennis.rader@lacity.org](mailto:dennis.rader@lacity.org)>  
Date: Wed, February 22, 2017 3:03 pm  
To: Aaron Aulenta <[aaron@urbanplaceconsulting.com](mailto:aaron@urbanplaceconsulting.com)>

Aaron, I don't think we can accept a petition as convoluted as this. I see that Darryl Holter is an officer of Calif Tool Co, couldn't he just sign the original petition without changing the name, and writing in Calif Tool Co in the property owner box? A petition completed like that should be fine.

On Wed, Feb 22, 2017 at 2:58 PM, <[aaron@urbanplaceconsulting.com](mailto:aaron@urbanplaceconsulting.com)> wrote:

I think he thought there was a change in ownership name (and maybe their is one in the works for the future) and had forgot they purchased the entire company rather than just the land portion.

The old Cal Tool location/headquarters is in the process of converting to a new Nissan Dealership.

Aaron Aulenta  
Urban Place Consulting Group  
[aaron@urbanplaceconsulting.com](mailto:aaron@urbanplaceconsulting.com)

----- Original Message -----

Subject: Re: [FWD: FW: California Too parcel - 1929 S. Figueroa Street,  
Los Angeles]

From: Dennis Rader <[dennis.rader@lacity.org](mailto:dennis.rader@lacity.org)>

Date: Wed, February 22, 2017 2:40 pm

To: Aaron Aulenta <[aaron@urbanplaceconsulting.com](mailto:aaron@urbanplaceconsulting.com)>

Then why did Mr. Holter cross out Calif Tool Co and write in 1929 Auto Center West?

On Wed, Feb 22, 2017 at 10:54 AM,  
<[aaron@urbanplaceconsulting.com](mailto:aaron@urbanplaceconsulting.com)> wrote:

Hi Dennis,

As mentioned, the explanation on the Calif Tool parcel is below.

Thanks.

Aaron Aulenta  
Urban Place Consulting Group  
[aaron@urbanplaceconsulting.com](mailto:aaron@urbanplaceconsulting.com)

---

**From:** Jay Patel [<mailto:Jay@KhoPatel.com>]

**Sent:** Thursday, February 16, 2017 1:47 PM

**To:** Monique Davis

**Cc:** Nancy Stilkey; [REDACTED]

**Subject:** RE: California Too parcel - 1929 S. Figueroa Street,  
Los Angeles

Monique,

The ownership in Cal Tool is correct as Shammass bought  
that company and real estate ownership did not

that company and real estate ownership did not change.

Best regards,



Jay R. Patel, CPA

Kho & Patel, CPAs

o 909.971.1000

c 909.709.3000

---

**From:** Monique Davis [<mailto:MDavis@shammasgroup.com>]

**Sent:** Thursday, February 16, 2017 12:26 PM

**To:** Jay Patel

**Cc:** Nancy Stilkey

**Subject:** California Too parcel - 1929 S. Figueroa Street, Los Angeles

Hi Jay

The County still has the former California Tool parcel listed under that owner name 'California Tool'. For the BID renewal petition to be counted, we need some proof of the sale or new owner name like a deed or closing statements per the City Clerk's office. Do you have either of these documents.? Darryl Holter is asking.

Best,

Monique

--

Dennis Rader

Technical Research Supervisor

Los Angeles City Clerk, NBID Division

213-978-1120

--

Dennis Rader

Technical Research Supervisor

Los Angeles City Clerk, NBID Division

Los Angeles City Clerk, NBID Division  
213-978-1120

--

Dennis Rader  
Technical Research Supervisor  
Los Angeles City Clerk, NBID Division  
213-978-1120